

042.A

0003

0014.0

Map

Block

Lot

1 of 1

Condominium

CARD ARLINGTON

Total Card / Total Parcel

APPRAISED:

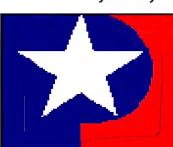
1,017,500 / 1,017,500

USE VALUE:

1,017,500 / 1,017,500

ASSESSED:

1,017,500 / 1,017,500



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
14-16		BEACON ST, ARLINGTON

OWNERSHIP

Unit #: 14

Owner 1: LIU WEIJIAN	
Owner 2: DANG XIAOJING	
Owner 3:	

Street 1: 14 BEACON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: 14-16 BEACON STREET LLC -

Owner 2: -

Street 1: 14-16 BEACON ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2020, having primarily Vinyl Exterior and 2464 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8466																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	1,017,500			1,017,500		422352
							GIS Ref
							GIS Ref
							Insp Date
							04/01/21

PREVIOUS ASSESSMENT								Parcel ID	042.A-0003-0014.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	1,017,500	0	.		1,017,500		Year end	12/23/2021

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
14-16 BEACON ST	76111-188	2	11/6/2020		1,080,000	No	No		

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
4/1/2021		NEW CONDO								PT		Paul T											
4/1/2021		Measured								PT		Paul T											

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6	BRs: 4
	Baths: 2	HB: 1

UnSketched SubAreas:
GLA: 2464,

GENERAL INFORMATION

Grade: B+ - Good (+)

Year Blt: 2020

Eff Yr Blt:

Alt LUC:

Alt %:

Jurisdct: G22

Fact: .

Const Mod:

Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD

Prim Int Wal: 2 - Plaster

Sec Int Wall:

%

Partition: T - Typical

Prim Floors: 3 - Hardwood

Sec Floors:

%

Bsmnt Flr: 12 - Concrete

Subfloor:

Bsmnt Gar:

Electric: 3 - Typical

Insulation: 2 - Typical

Int vs Ext: S

Heat Fuel: 2 - Gas

Heat Type: 15 - H.V.A.C

Heat Sys: 1

% Heated: 100 % AC: 100

Solar HW: NO

Central Vac: NO

% Com Wal

% Sprinkled

OTHER FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond: AV - Average	1.0 %
Functional:	%
Economic:	%
Special:	%
Override:	%

Total:	1 %
CALC SUMMARY	
Basic \$ / SQ: 250.00	
Size Adj.: 0.74350649	
Const Adj.: 0.99989998	
Adj \$ / SQ: 185.858	
Other Features: 55862	
Grade Factor: 1.46	
NBHD Inf: 1.37000000	
NBHD Mod:	
LUC Factor: 1.00	
Adj Total: 1027736	
Depreciation: 10277	
Depreciated Total: 1017459	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00		Before Depr:	371.75
Special Features:	0		Val/Su Net:	412.95
Final Total:	1017500		Val/Su SzAd	412.95

PARCEL ID

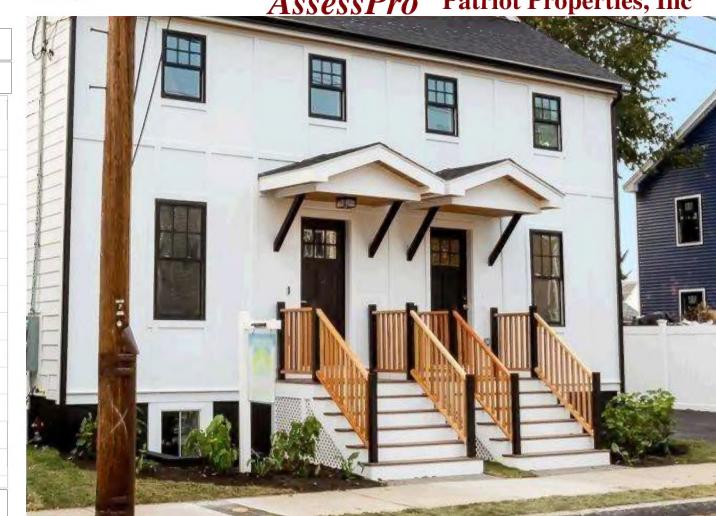
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SKETCH

1st Res Grid	Desc: Line 1	# Units 1
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Other		
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Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6	BRs: 4
	Baths: 2	HB: 1

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area	Usbl	Descrip	% Type	Qu	# Ten
GLA	Gross Liv Ar	2,464	185.860	457,954							
Size Ad	2464	Gross Area	2464	FinArea	2464						
Net Sketched Area:	2,464		Total:	457,954							

IMAGE

AssessPro Patriot Properties, Inc